

# Draft De Anza Natural Amendment

~~February~~ April 2024

## Summary of Revisions:

Discussion, Recommendations, Tables, and Figures revisions regarding De Anza Natural, which supersedes the nomenclature “De Anza Special Study Area”, are found in the attached ~~strikeout/underline~~ Amendment document. References to De Anza Cove refer to the geographical land and water features that are shown on De Anza Natural, Figures 14a and 14b [as referenced in the Project Environmental Impact Report (PEIR) as “the Project”].

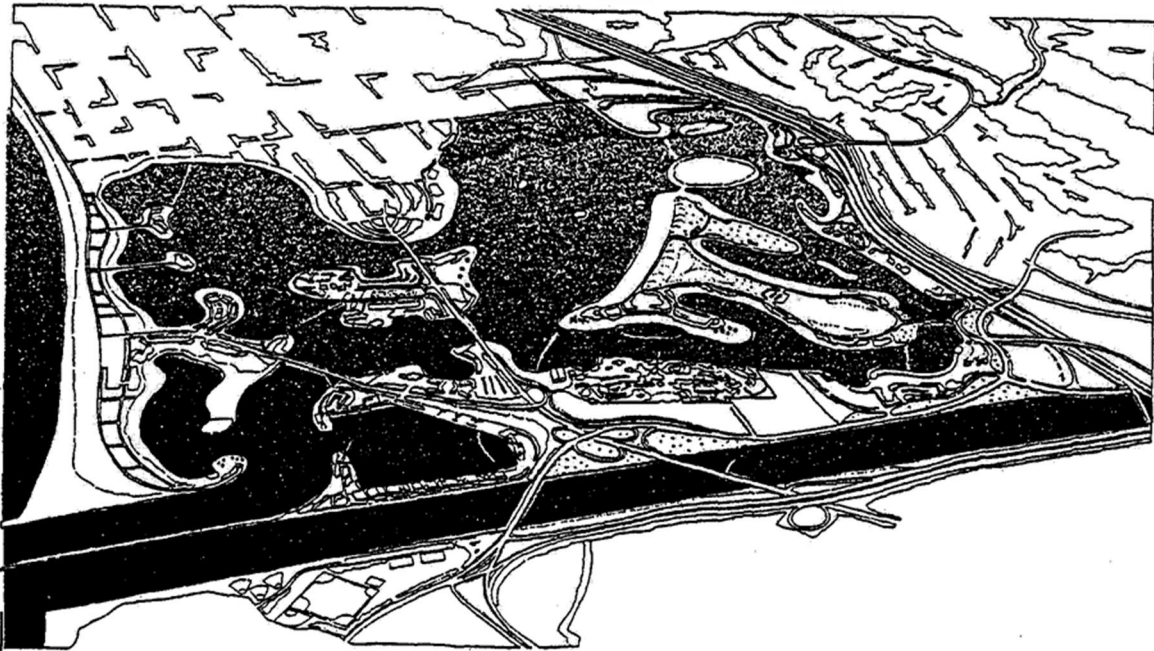
General grammatical and numeric edits not included in ~~strikeout underline~~ include:

- References to Mission Bay Park Master Plan Update remove the word “Update.”
- References to “De Anza Special Study Area” have been replaced with “De Anza Natural.”
- Table of Contents: renumbering pages and adding Figure and Table references as needed.

**Draft De Anza Natural Amendment**

**February-April 2024**

# **MISSION BAY PARK MASTER PLAN UPDATE**



**City of San Diego**

Adopted August 2, 1994

Amended: August 1, 1995

May 13, 1997

July 9, 2002

November 23, 2021

PREPARED FOR

## City of San Diego

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August 1, 1995, Resolution No. 286199

May 13, 1997, Resolution No. 288657

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## I. EXECUTIVE SUMMARY

—— (No changes.)

### A BALANCED APPROACH: RECREATION, COMMERCE, ENVIRONMENT

(No changes.)

#### Environment

In recognition of this generation's increasing attention towards environmental issues, and of this region's concern over the quality of the Bay's natural environment in particular, this Plan incorporates a decisive commitment to environmental health. This commitment is supported by comprehensive proposals aimed at improving the Bay's water quality and continuing the conservation and enhancement of the Park's wetland and upland habitats for the benefit of both wildlife and people. Key environmental recommendations include the establishment of ~~an 80-~~over 135-acres of new wetland area at the outfall of Rose Creek, and the creation of an overflow parking lot in South Shores. If properly designed, the wetland will help filter pollutants entering the Bay through Rose Creek, which drains a 58-square mile area, provide increased habitat for wildlife along the Pacific Coast Flyway, and provide the setting for nature-oriented recreational activities such as bird-watching and canoeing. The overflow parking lot will help reduce automobile traffic in the Park, which reduces harmful emissions and congestion, and helps preserve more of the land for recreation, commercial and upland habitat functions.

#### KEY RECOMMENDATIONS

i. **Water Quality**

(No changes.)

ii. **Regional Recreation**

(No changes.)

iii. **Tourist Attractions**

(No changes to first paragraph and first and third bullet points.)

Change second bullet point:

- Overnight facilities for recreational vehicles are proposed as a potential use in De Anza Cove as part of the De Anza Cove Natural plan, Figure 14a. At this location, recreational vehicle camping would enjoy optimum water access for swimming, birdwatching, observing nature, recreational opportunities, and non-motorized watercraft rentals. Being well served by Interstate 5 (I-5) and local commercial

streets, this location also generates minimal traffic conflicts in surrounding residential neighborhoods.

**iv. "Natural" Recreation Areas**

(No changes to first paragraph and first bullet point)

Change second bullet point:

- The proposed wetland areas proposed, as well as the upland/buffers, and regional parklands, at De Anza Cove and the Rose Creek outfall would provide a natural setting for bird-watching, kayaking, rowing, and canoeing, cycling, and hiking.

**v. Wildlife Habitats**

(No changes to first paragraph.)

Change first bullet point:

- An 80-acre A large saltwater marsh that enlarges the Northern Wildlife Reserve to over 90 acres is proposed west of Rose Creek adjacent to the existing Northern Wildlife Preserve, and another approximately 25 acres of wetlands are proposed along Rose Creek and where the creek merges with Mission Bay. At eastern De Anza Cove and the tip of the De Anza boot, approximately 20 acres of wetlands and approximately 13 acres of uplands are proposed. This recommendation requires the removal of the Recreational Vehicle Park (Campland on the Bay), as called for in the Land Use Section, Recommendation #7 (and elsewhere in the plan), possibly to the east side of the Creek as a potential use in the proposed De Anza Cove and it requires the dredging of the toe of the De Anza boot. Special Study Area. Smaller marshes are also proposed at the outfall of Tecolote Creek and in North Pacific Passage.

(No change to second and third bullet points)

**vi. Water Recreation**

(No change to first paragraph and first two bullet points)

Add third bullet point:

- Within De Anza Cove, a potential lease for [Boat Facilities/Clubhouse operating non-motorized boats](#) is described within Recommendation 25 [and other. Watercraft uses may also be incorporated as an incidental or accessory use to other uses and leaseholds.](#) Details of allowable operation and access for watercraft as well as swimming will be determined after technical analyses, public input, and inter-agency consultation during the General Development

Plan process. Rules should prioritize public safety, water quality, and habitat protection.

**vii. Access and Circulation**

(No changes to the first paragraph and the first, second and fourth bullet points)

(Change third bullet point as follows)

- The completion of the bicycle/pedestrian path is proposed, allowing users to circle the Park uninterrupted. This will require the construction of ~~a bridge over Rose Creek, an overpass at Sea World's entrance roadway, and a raised path or boardwalk under Ingraham Street connecting Sail Bay with Crown Point Shores.~~ In addition, over 5 miles of waterfront pathways are proposed in Fiesta Island. (The pedestrian and bike bridge over Rose Creek has been constructed and named the Mike Gotch Memorial Bridge, and it will serve as a significant connector to the multi-use paths at De Anza Natural.)

(Add fifth bullet point)

- All leases within De Anza shall require that all public paths, open space, and shorelines be maintained as fully accessible to the public, with signage that directs the public to the area and informs them of the right to public access.

**viii. Aesthetics and Design**

(No changes)

**ix. Capital Costs and Funding**

(No changes)

**LOCAL COASTAL PROGRAM**

**Introduction**

(No changes)

**Public Access**

(No changes)

**Recreational and Visitor Servicing Facilities**

(No changes to first, second, fourth and fifth paragraphs)

Revise the third paragraph as follows:



The Master Plan recommends the expansion of guest housing facilities in the Park. Over one thousand new hotel rooms are envisioned in the Plan, located in Marina Village, Bahia Point, and Sunset Point, and, potentially, in De Anza Point in a specially designated, 171 76-acre Special Study Area. As they do today, these facilities will likely range in services and amenities so as to provide accommodations to a wide sector of the public. Low-cost visitor accommodations ~~Overnight accommodations for recreation vehicles are also possible proposed under the De Anza Natural Plan, Figure 14a and 14b, which could include recreation vehicles as part of the De Anza Special Study.~~

### **Community Park and Recreation Areas**

(No changes)

### **Provisions for Low-Income and Moderate-Income Housing**

Provisions for private housing are inconsistent with the public use of Mission Bay Park and are therefore, not proposed in the Master Plan Update. ~~In accordance with the Kapiloff Bill, and as confirmed by the City Attorney, the~~ ~~The current lease for the De Anza Mobile Estates in De Anza Point~~ ~~expired.~~ ~~is scheduled to expire in 2003.~~ Disposition of this lease area will follow the overall disposition of the former De Anza Special Study area (now De Anza Natural) as City Council may mandate at a future date. ~~The Plan does not recommend specific uses for the 76-acre Special Study Area except for a maximum of 60 acres of guest housing.<sup>1</sup> The plan proposes new low-cost visitor accommodations uses, as well as active recreation, regional parklands, an interpretive nature center, and other uses, as discussed in Recommendation 25.~~

<sup>1</sup>. ~~This sentence is revised to be consistent with the Special Study Area recommendations stating that a maximum of 60 acres can be developed as guest housing. See also Recommendation 25 on page 53.~~

### **Preservation of Water, Marine and Biological Resources**

(No changes)

### **Beach and Coastal Bluff Preservation**

(No changes)

### **Impact of Buildout on Coastal Access**

(Revise paragraph as follows)

The Master Plan recommends the addition of new dedicated lease areas facing the Bay: one acre in Bahia Point; 2.5 acres on Sunset Point; and 16.5 acres in South Shores. Commercial uses are also possible in the De Anza Natural area as discussed in

Recommendation 25 Special Study Area. In all of the above lease areas, and in Marina Village, the Design Guidelines, prepared as part of the Master Plan, recommend the retention of public access along the waterfront. A 150-foot setback is proposed from the mean high waterline where such leases face a beach area; a 50-foot setback is proposed where a dedicated lease faces a bulkhead or rip-rap revetment. Regardless of the width of the setback, public coastal access shall be preserved and enforced with clear signage.

### **Visual Resources**

(No changes)

### **Public Works**

(No changes)

## **II. INTRODUCTION**

(No changes)

## **III. PLANNING APPROACH**

### **"PARKS WITHIN A PARK"**

(No changes)

#### ***Recommendations***

(No changes to Recommendations #1 through #3)

## **IV. LAND USE**

(No changes to first paragraph and three goals)

### **AQUATIC ORIENTATION**

(No changes)

#### ***Recommendations***

(No changes Recommendations #4 through #6)

### **REGIONAL PARKLAND**

(No changes Recommendations #7 through #10)

### ***Recommendations***

(No changes)

### **"NATURAL" AREAS**

(No changes to paragraph)

### ***Recommendations***

(No changes to Recommendations #11 through #12 and #14.)

**13. Northern Habitat Area:** West and south of the Rose Creek outfall, and contiguous with the Northern Wildlife Preserve, an ~~80+/- acre large~~ wetland habitat areas ~~is are~~ proposed, ~~as shown on Figures 14a and 14b.~~ This habitat would include salt marsh, salt pan, and coastal sage scrub plant communities, ~~and would be designed to permit limited public access for~~ [Passive recreation activities such as](#) hiking, jogging, resting, bird-watching, rowing and canoeing [could be permitted in habitats east of Rose Creek. Access into habitats west of Rose Creek would be limited \(e.g., scientific studies, habitat enhancement activities, supervised tours\) to provide an area for wildlife relatively free of human disturbance.](#) Natural Recreation areas (upland/buffer areas, wetlands, and open beach areas) are also indicated for De Anza Natural as discussed further in Recommendations 18 and 25.

### **DEDICATED LEASE AREAS**

(Change first paragraph as follows:)

Dedicated lease areas on Mission Bay Park, comprised of both non-profit and commercial leases, contribute to the revenues of the City while providing a variety of recreation opportunities to Park visitors. ~~Of the nearly 472 allowable acres dedicated for lease areas in the Park, 404.42 acres, or about 85 percent, are currently in use. It is not the intent of this Plan to "reach the limit" of allowable dedicated lease area. Rather, lease~~ Lease areas have been considered in balance with public recreation needs, environmental objectives, and revenue generation. Overall, three basic objectives have guided the consideration of dedicated leases:

(No changes to three bullet-point objectives.)

### ***Recommendations***

(No changes to Recommendations #15 through #17.)

Key to Figure 11 (Add the following:)

3. Bahia Belle Resort Hotel
8. San Diego Princess Resort Paradise Point Resort
9. Mission Bay Golf Center De Anza Natural Active Recreation potential lease(s)
12. San Diego Visitor and Information Center Mission Bay Beach Club
17. S.D. Hilton Beach and Tennis Resort SD Mission Bay Resort
19. Pacific Rim Marine Enterprises, Inc. Not used
26. Low-cost Visitor Accommodations potential lease
27. Boat Facilities/Clubhouse potential lease
28. Non-motorized Boat Water potential lease

**18. De Anza Cove Natural (formerly Special Study Area):** This area is planned as a Special Study Area (SSA) potentially involving any one or all of the following uses: to have a mix of the following uses, per Recommendation 25: guest housing low-cost visitor accommodations, active recreation, regional parkland, open beaches, boating concessions, paths/trails and natural vegetation. Recommendation 25 describes in more detail the intent of this SSA De Anza Natural and its development criteria. All leases within De Anza shall require that all public paths, open space, and shorelines be maintained as fully accessible to the public, with signage that directs the public to the area and informs them of the right to public access.

(No changes to Recommendations #19 through #23.)

**24. Resulting Dedicated Lease Area:**

(Revise both paragraphs as follows)

The City Charter currently ~~sets~~ imposes a maximum of 25 percent of the land area in Mission Bay Park to be devoted for commercial and non-profit leases. Therefore, with a total land area of 1,887 acres, the total leasable area would not exceed 471.75 acres. At present, such leases total about 404.42 acres, or about 21.4 percent of the total land area of 1,887.74 acres Should the above new dedicated leases be implemented and should the De Anza Special Study Area achieve maximum buildout in accordance with the development criteria as described below, ~~the existing and proposed dedicated lease areas would total about 419.46 acres, or about 22.2<sup>4)</sup> percent of the total land area of the Park (see Table 2). In light of public support to increase the land areas of the Park for public use, the recommended 419.46 acres in dedicated leases should be considered a practical maximum.~~

Under this Plan, about 102 acres<sup>2)</sup> of land are is proposed to be dredged for wetland habitat and filled for uplands, and swimming navigation, and Eelgrass mitigation purposes (see Figure 21) per figures 14a, 14b, and 21. Removing this area of land would raise the dedicated lease percentage to about 23.5 percent, still within the City Charter mandate.

DRAFT

(Change Table 1 as follows:)

**Table 1**  
**LAND ACREAGE AVAILABLE FOR LEASE**

<b>Leases Lost</b>	<b><u>107.155 Acres</u></b>	<b>Leases Gained</b>	<b><u>104.1 Acres</u></b>
Campland on the Bay	24.13	De Anza SSA	60.0 <sup>(1)</sup>
De Anza Trailer Resort	69.83	Sunset Point	2.5
Ski Club	4.0	Dana Landing	1.0
(Present Location)		Bahia Hotel	1.0
		South Shores	
		"Best Use" Parcel	16.5
		Marina Village/	
		Pacific Rim Marine Enterprises, Inc.	
		Potential Lease Expansion1	10.0
		Ski Club	
		(or Other Operation)	4.0
		Fiesta Island	
		Primitive Camping	18.0 <sup>(2)</sup>
<b>Total (Acres)</b>	<b>97.96</b>	<b>Total (Acres)</b>	<b>113.0</b>

Net Dedicated Lease Gain = 15.04

Current Lease Total = 404.42

Proposed Maximum Lease Total = 419.46

<u>Total Mission Bay Park Land Area</u>	<u>1,887.02 Acres</u>
<u>Charter Maximum Leasable Area (25%)</u>	<u>471.75 Acres</u>
<u>Area identified for leases as of May 2023</u>	<u>434.62 Acres</u>
<u>Area identified for leases in November 2023 Amended Plan with De Anza Natural</u>	<u>388.178 388.178 Acres</u>
<u>Change in Leasable Land Area</u>	<u>39.512 -46.442 Acres</u>

<sup>(1)</sup> Maximum available for commercial development

<sup>(2)</sup> Lease area could be non-profit

## **DE ANZA NATURAL SPECIAL STUDY AREA**

(Revise first paragraph as follows)

De Anza Natural The De Anza Special Study Area (SSA) is envisioned as an a flexible planning area in which a number of potential uses, both public and private, can be accommodated under varying intensities and configurations. The SSA designation allows more informed decisions to be made about the disposition of the land based on future market conditions, potential developer proposals, lease termination or renegotiation conditions, recreation needs, and potential environmental mitigation requirements. Uncertainty about these factors currently prevents the generation of more specific land use concepts. For detail of the land uses within the De Anza Natural planning area, see Figures 14A and 14B.

### ***Recommendations***

(Revise paragraph and four bullet points as follows. Add 6 bullet points)

The De Anza Special Study remains subject to the goals and objectives established for the Park. Accordingly, specific criteria should govern the conception, preparation, evaluation and approval of development proposals in the SSA. Furthermore, the final development proposal shall be incorporated into the certified Master Plan as an amendment to the City of San Diego Local Coastal Program. The De Anza Natural plan, as shown in Figures 14a and 14b and as described in Recommendation 25, is incorporated into the Master Plan and the City of San Diego's Local Coastal Program. Further, future General Development Plans (in accordance with Council Policy 600-33) for areas within the De Anza Natural planning area will be in general conformance with the components of Recommendation 25 below.

### **25. De Anza Natural SSA Development Criteria:**

- The SSA De Anza Cove shall be 76 acres in area to include the totality of the existing land and water leases of De Anza Mobile Home Park of which up to 60 acres can be developed as guest housing. (Figure 14 describes the proposed SSA configuration). The De Anza Natural project area includes the former Special Study Area and consists of approximately 314 acres of land and includes approximately 191.2 acres of open water for a total of approximately 505.2 acres in the northeastern corner of Mission Bay Park.
- The SSA De Anza Natural shall not be developed to the detriment of existing and/or future adjacent habitat areas. Foremost in consideration should be the extent to which the SSA area can contribute to the Park's water quality. Therefore in fact, additional wetlands creation is a major component part of the SSA area De Anza Natural. Additionally, improvements provided on De Anza peninsula should be

flexible and planned in a manner that can respond to the impending impacts of climate change.

- The SSA De Anza Natural should facilitate the implementation of hydrologic improvements aimed at safeguarding the viability of marsh areas in its vicinity.
- The SSA De Anza Natural shall be developed to enhance the public use of this area of the Park. Any redevelopment proposal shall incorporate a 100-foot [average buffer/public use zone](#) along the entire Rose Creek frontage of the site, ~~as measured from the top of the rip-rap~~, and adjacent to the proposed wetland at the mouth of Rose Creek ~~located outside of the SSA~~. ~~Public access/recreation improvements, such as walkways, overlooks, picnic tables, benches, etc. may only be sited in the upland 50 feet of said buffer/public use zone.~~ In conformance with the Design Guidelines, a 150-foot minimum public use zone shall be maintained along the beach areas of the shore as measured from the mean high water line.; ~~and a~~ [Along other bulkhead or rip-rap areas of the shore, if any, a 400-50-foot minimum public use zone shall be maintained as measured from the top of the bulkhead or rip-rap. As an integral part of De Anza Natural the SSA, a waterfront trail Class I bike route and pedestrian trail/boardwalk and viewing areas shall be provided within the public use zone along the entire shoreline of the site, in addition to other passive recreational features. \[In addition to providing a public use zone, all De Anza Natural improvements will comply with the wetland buffer requirements and all other requirements of the City's Environmentally Sensitive Lands Regulations in San Diego Municipal Code \\(SDMC\\) Chapter 14, Article 3, Division 1, the Biology Guidelines of the Land Development Code Manual, the Land Use Adjacency Guidelines in the Multiple Species Conservation Plan Subarea Plan, and the Outdoor Lighting Regulations in SDMC Chapter 14, Article 2, Division 7.\]\(#\)](#)
- Active Recreation: Facilities identified as suitable for this area include ball fields, lighted tennis courts, a clubhouse facility (shared among recreation and community users), restrooms/concessions buildings, a ranger station facility, golf facilities, and other sports/recreation facilities that may be proposed as part of a General Development Plan (GDP). De Anza Natural is currently home to community-serving public recreation facilities such as the Bob McEvoy Youth Fields, the PB Tennis Club, the San Diego Boat and Ski Club, and the Mission Bay Golf Course and Practice Center. De Anza Natural envisions maintaining or enhancing these facilities as part of a future GDP processes that implements community-identified recreation needs. The City will work with the community-serving public recreation facility operators to plan for the future of the facilities and will design and phase development in a manner that minimizes disruption to active recreation access.



Buffer zones and other land uses proposed for the site of existing recreation facilities should be implemented after these facilities have been modified, moved, or replaced for continued use, unless imminent climate hazards necessitate more immediate mitigation. As part of the GDP process, a portion of North Mission Bay Drive may be realigned and a portion may be reduced to maintenance/emergency vehicles, bicycles, and pedestrians only, as depicted on Figures 14a and 14b. Included within the active recreation land use area are water quality improvements and associated multi-modal circulation and parking for the above-referenced uses. As part of an improved pedestrian/bike path along Grand Avenue, existing wetlands may be realigned to allow for the pedestrian/bike path to be separated (non-contiguous) from the roadway.

• Low Cost Visitor Accommodations: Low-cost visitor accommodations facilities (approximately 48.5 acres) are identified as suitable for this area, accessed from North Mission Bay Drive. Components of the facility include multi-modal ingress and egress and parking. It is anticipated that the perimeter of the low-cost visitor accommodations will allow for security but will include buffers and shall not be detrimental to adjacent uses. In particular, the low-cost visitor accommodations facility will have open landscape spaces and publicly accessible multi-use paths as indicated on Figures 14a and 14b for pedestrian, skater, and bike access. The multi-use paths will include lighting, picnic tables and other seating, interpretive nature overlooks, and other park features as described in this plan's Design Guidelines, particularly Section II, Site Design. A vehicular access route to an accessible public parking area adjacent to the open beach area and shoreline multi-use path shall be provided. As part of the design of the low-cost visitor accommodations, large, uninterrupted paved areas shall be avoided, and ample planted areas will be provided as part of each visitor space. The facility may include open space amenities, such as a pool/spa, bocce/horseshoe court(s), group barbecue, shade structures and an amphitheater. A market, restaurant, guest laundry and other similar visitor-support facilities shall be included. In recognition of expected sea-level rise, [associated amenities and visitor-support facilities should be located primarily in the northern portion of the low-cost visitor accommodation area, away from the shoreline. Additionally, low-cost visitor accommodations may need to be planned for in other parts of Mission Bay to maintain continued access. The City will work with the low-cost visitor accommodation facility operator\(s\) to plan for the future of the facilities and will design and phase development in a manner that minimizes disruption to low-cost visitor accommodation access and in a manner that does not prematurely impact existing low cost visitor accommodations. Wetland restoration, buffer zones, and other land uses proposed for the site of existing low-cost visitor accommodation facilities should be implemented after](#)

[these facilities have been modified, moved, or replaced for continued use, unless imminent climate hazards necessitate more immediate mitigation.](#)

- Boat Facilities/Clubhouse: The boating facility will potentially have a dryland structure and an over-water dock and/or space adjacent to the open beach for the launching of non-motorized boats. The boating facility will have its share of vehicular parking, based on the parking requirements of Section VII, Parking Demand. Within the boat facilities/clubhouse land use, a clubhouse facility could potentially exist that, taking advantage of its proximity to the shore and to De Anza Cove, would be shared with the adjacent Interpretive Nature Center and the public.

- Interpretive Nature Center: ~~Two site alternatives are~~The site indicated for the potential Interpretive Nature Center, one west of Rose Creek and one east of Rose Creek, is shown on Figure 14A. The Interpretive Nature Center will highlight nature-based education, including flora/fauna, geology, hydrology, sea level rise, coastal wetlands, cultural resources, and other education programs. The facility will have public restrooms, and vehicular parking based on the parking requirements in Section VII, Parking Demand. The nature center will incorporate the history and culture of the Kumeyaay or Tipai-Ipai in consultation with the Kumeyaay Nation. Kumeyaay traditional cultural use of Mission Bay and De Anza Cove shall be honored and respected.

- Regional Parklands: Features will include one or more of the following: children's play area, multi-purpose turf field(s), adventure playground, sand volleyball court(s), a small stage, grass amphitheater, public restroom(s), multi-use pathways, [water-dependent uses](#), and other facilities that may be programmed in future General Development Plan(s), and as described earlier in the Land Use section under "Regional Parkland." All regional parkland facilities will have the vehicular parking based on the parking requirements of Section VII, Parking Demand.

- Natural Areas (Open Beach, Wetland, and Uplands/Buffer areas): Natural areas are indicated on Figures 14a and 14b. Expanded (new) habitat areas will complement the existing marsh habitat to the west (Rose Creek, and Northern Wildlife Refuge/ Kendall-Frost Mission Bay Marsh Reserve). Taking into account sea level rise, newly developed habitat will include upper and lower salt marshes, mudflats, tidal channels and uplands (dune/sage), and buffers. The acreage of each of these specific habitats within the overall wetland and upland acreage of 261.8 acres will be informed by technical analysis as part of the future GDP process and shall support a healthy wetland habitat. [It is envisioned as part of De Anza Natural](#)

that proposed upland areas will transition to wetland over time with sea level rise. A wetland management plan shall be prepared in accordance with Recommendation 67b to assist in the ongoing management and maintenance of the newly restored wetlands to ensure their continued viability through forces such as sea level rise and climate change. Natural recreation areas, as depicted in Figures 14a and 14b, will include a multi-use path, as well as overlooks, interpretive features and water quality detention/swale areas. If technical analyses in the General Development Plan suggest conflicts with proposed land uses, preference shall be given to protecting Natural Areas, community-serving recreation, and public access. Expected sea level rise and other changes will naturally alter the topography and habitat characteristics of Natural Areas over time. Uses adjacent to Natural Areas should account for these changes in terms of the appropriate intensity of use as well as physical infrastructure that may later need to be removed or relocated. Future Boundary Line Adjustments may be considered if the City desires to bring restored wetlands into the Multi-Habitat Planning Area boundary.

- All leases within De Anza shall require that all public paths, open space, and shorelines be maintained as fully accessible to the public, with signage that directs the public to the area and informs them of the right to public access.
- Plant palettes within De Anza Natural should give preference to native plants when feasible and appropriate, particularly within low-cost visitor accommodation and regional parkland areas. Native plants currently growing on De Anza Cove should be used as the basis for any plant palette, and effort should be taken to minimize the removal of native plants now growing in De Anza Cove. Dune and Coastal Sage Scrub plants should be used as the basis for any plant palettes for the Upland areas and shall be comprised of species native to corresponding habitats in San Diego County. Effort should be taken in coordination with Parks and Recreation biology staff to ensure that invasive plants are not included in any planting palette within or adjacent to restoration areas.
- The City will solicit input from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (e.g., Wildlife Agencies) throughout the General Development Plan Process and prior to the first public hearing regarding the implementation of De Anza Natural and compliance with applicable federal and state regulations.

## **RECREATIONAL VEHICLES**

(Revise paragraph as follows)

Overnight Recreational Vehicle (RV) facilities are ~~currently provided~~ a potential use within the low-cost visitor accommodation area in the Campland on the Bay and the De Anza Trailer Resort De Anza Natural. The ~~latter-former~~ De Anza Trailer Resort is ~~scheduled to be~~ has been abandoned in the year 2003, or be redeveloped in accordance with De Anza Special Study Area development criteria. ~~RV Overnight camping facilities are essential to Mission Bay Park, as they provide access to the Bay to a sector of the population that cannot afford hotel accommodations and/or prefer the comfort and flexibility of a motor home. Such facilities should, therefore, remain as an integral part of the Park's diverse recreation matrix, and as such are planned as one of the uses in De Anza Natural.~~

### **Recommendations**

(Revise first and last paragraph of Recommendation 26 and its four bullet points as follows)

**26. Relocation of Campland:** As discussed further in this Plan, Campland on the Bay in its current location west of Rose Creek is incompatible with the environmental objectives for the Park. Accordingly, this ~~facility~~ land use could will be relocated to De Anza Cove, as indicated on Figures 14a and 14b and described in Recommendation 25 above, ~~as part of the SSA's guest housing program~~. This area has several advantages for an RV park:

- Convenient and equitable De Anza Cove shoreline and beach access for birdwatching, nature exploration, swimming and non-motorized boating.
- Convenient access to the freeway and the Balboa Station transit hub, without limited travel through the neighborhood streets.
- Relative isolation from more intensive recreation areas.
- Optimum proximity to the ~~nine-hole~~ golf course and passive and active recreation uses.

~~Whether the Campland lease is transferred to the proposed site prior to its 2017 expiration date should be subject to negotiation in accordance with the development criteria established for the De Anza Cove Special Study Area.~~

(Revise Recommendation 27 as follows)

**27. Day-Use RV Facilities:** ~~In addition to Campland on the Bay, Mission Bay Park should provide adequate areas for temporary, or "day- use" RV's and eco-friendly accommodations, which are allowable uses at the low cost visitor accommodation area per the De Anza Natural plan. As part of the overall water-use recommendations, the De Anza boat ramp and trailer parking are proposed to be regulated, which includes the potential~~

transfer of some of the existing trailer parking to the new South Shores ramp facility. Therefore, a portion of the De Anza trailer parking stalls could become available to RV's on a "day-use" basis. RV's should be concentrated in the southern part of the parking, where they will interfere the least with the operation of the ramp. In this area RV's would also be the least visible from Interstate 5. Beach for the launching of non-motorized, non-trailer boats, restrooms, concessions, and RV clean-up stations should be provided at this site at the low-cost visitor accommodation area in the De Anza Natural area (as described above).

(No changes to Recommendation #28.)

## **ACTIVE RECREATION**

(No changes to first paragraph discussion.)

### ***Recommendations***

(No changes to Recommendations #29 and #32.)

**30. League Play:** Given its unique water setting, Mission Bay Park should not be targeted as a location for organized soccer or other league play beyond the existing facilities in Robb Field and Pacific Beach Playing Fields in the De Anza Natural eastern area.

**31. Open Play Areas:** This Plan does include flat, turf, open areas suitable for active play. Areas equivalent in size to a soccer field and four ballfields are proposed at De Anza Natural; on East Vacation Isle (one field); South Shores (two fields); and the parkland area of Fiesta Island (three fields). These areas are available to community-based sports organizations and on a first-come, first-served basis to any group or public organization. Exception should be made to permitted picnic groups, which should be allowed to reserve such field areas as part of their permit. Partial regrading and the relocation of trees may be necessary in the East Vacation Isle site to create the open play area.

## **OFF-PEAK PARK USE**

(No changes)

### ***Recommendations***

(No changes to Recommendations #33 through #35)

## **V. WATER USE**

(No changes)

## **MANAGEMENT STRATEGIES - TIME AND SPACE ALLOCATIONS**

(No changes)

***Recommendations***

(No changes to Recommendations #36 through #39.)

**WATER USE CAPACITY**

(No changes)

***Recommendations***

(No changes to Recommendations #40)

**WATER ACCESS**

(No changes)

***Recommendations***

(No changes to Recommendations #41 through #44 and #46.)

**45. Beach Launching:**

(No change to the first three paragraphs. Add the following paragraph to Recommendation 45)

Beach launching of non-motorized boats accessible to the public could occur at De Anza Cove at the visitor accommodation areas that face open beach and at the boat facilities/clubhouse area.

**WET SLIPS AND ANCHORAGE**

(No changes)

***Recommendations***

(No changes to Recommendation #47.)

**SPECIAL EVENTS**

(No changes)

***Recommendations***

(No changes)

**WATER LEASES**

(Change paragraph as follows)

Mission Bay Park currently contains approximately 106.6 less than 100 acres of water leases ~~83.74 acres of commercial and non-profit water leases~~, out of a potential ~~144.832~~ 144.79 maximum acres as established by the Charter of the City of San Diego (6.5 percent of the Park's water area). Water leases play an important role in providing the public, as well as members of specific organizations, access to the water. As with dedicated land leases, however, a balance must be established between commercial revenue considerations, non-profit organization needs, environmental and water quality objectives, and public recreation needs.

### ***Recommendations***

(Delete paragraph as follows)

~~In the interest of preserving as much of the Park's waters for recreational activities as possible, this Plan proposes no a new water leases beyond the optional day-use slips in the South Shores embayment (1.0 acre), and the existing proposals to expand the Bahia Hotel (2.0 acres), and Mission Bay Yacht Club (0.6 acres) water lease areas. As shown in Table 3, these lease expansions changes would bring the total water lease area to 87.34 acres, 4% percent of the Park's water area. This amount is within the 6.5 percent permitted by the City's Charter. Below are listed the new water lease proposals (excluding the proposals by the Mission Bay Yacht Club and the Bahia Hotel, which preceded the initiation of this Plan).~~

(No changes to Recommendations #51 and #52.)

**Table 2**  
**WATER LEASE CHANGES**

<b>Leases Lost</b>	<b>Acres</b>	<b>Leases Gained</b>	<b>—Acres</b>
Campland on the Bay (West of Rose Creek)	5.76	Campland on the Bay (East of Rose Creek)	5.76
		Mission Bay Yacht Club	0.6
		Bahia Hotel	2.0
		South Shores	
		Day-Use Slips	1.0 <sup>(4)</sup>
<b>Total (Acres)</b>	<b>5.76</b>	<b>Total (Acres)</b>	<b>9.4</b>

Net Dedicated Lease Gain = 3.6 Acres  
 Current Lease Total = 83.74 Acres  
 Proposed Maximum Lease Total = 87.34 Acres

<sup>(4)</sup> This is a potential use.

<u>Total Mission Bay Park Water Area</u>	<u>2,228.180 Acres</u>
<u>Charter Maximum Leasable Area (6.5%)</u>	<u>144.832 Acres</u>
<u>Area identified for leases as of May 2023</u>	<u>119.858 Acres</u>
<u>Area identified for leases in June 2023</u>	<u>106.592 Acres</u>
<u>Amended Plan with De Anza Natural</u>	
<u>Change in Leasable Water Area</u>	<u>-13.266 Acres</u>

**SWIMMING**

(No changes)

**Recommendations**

(Change paragraph as follows)

**53. Existing Swimming Areas:** Sail Bay, Crown Point Shores, De Anza Cove, Fiesta Island, Leisure Lagoon, Tecolote Shores, the west end of Enhanced Cove, Ventura Cove, and Bonita Cove should be maintained as posted and supervised public swimming areas. Under the De Anza Natural Special Study Area, most of the Cove's north and west shore could potentially will face a guest housing low-cost visitor accommodations leasehold. As



fresh water from Rose Creek is proposed to enter the Cove to support proposed wetlands east of the Cove, water quality and suitability for swimming will be monitored.

(No changes to Recommendation #54.)

## **SHORE TREATMENT**

(No changes to discussion)

### ***Recommendations***

#### **55. Shoreline Modifications:** (No changes to paragraph and first 2 bullet points)

Amend bullet points 3-5 as follows:

- Rose Creek Outfall: Over 30 to 50-acre acres of dredge area and a similar area of fill area at the mouth of the creek for wetlands. Following this Plan's land use, recreation and environmental objectives, the creation of a new marsh may involve the removal of 30 to 50 acres of upland area, as shown on Figures 14a and 14b, depending on the ultimate disposition of the De Anza Special Study Area and State and Federal Agency mitigation requirements.
- De Anza Channel and Cove: A channel or other water conveyance through De Anza Point from Rose Creek to De Anza Cove should be implemented to bring fresh water to proposed wetland areas, improve the Cove's water quality. Sections of the land form of De Anza peninsula will be modified (lowered, as uplands or wetland) and to allow high tidal flow in and out of the Cove over time. The proposed east-west channel connecting Rose Creek to De Anza Cove should be designed and evaluated to optimize wetland health and water quality. Impacts to recreational opportunities should also be considered. The proposed channel allows for greater water circulation as well as greater availability of open water for paddlers of non-motorized boats and other watercraft to recreate out of De Anza Cove, including potential programs operated out of the Nature Center. Due to the sensitivity of the proposed wetland habitat, any proposed channels accessing the cove are not intended-envisoned to be used by large or motorized boats. Some of the primary objectives of De Anza Natural are to restore and maintain viable wetlands and enhance water quality in conformance with the Clean Water Act and all other state and federal laws. If future hydrology analyses determine that water quality and wetland creation would be better served through means other than the east-west channels, alternative configurations could be considered.

• ~~De Anza Special Study Area Natural:~~ In pursuit of a balance between environmental, commercial, and public recreational interests in the ~~De Anza Study Area~~ De Anza Cove, filling areas south of De Anza Point and along the eastern banks of Rose Creek, adjacent to De Anza Point - and the southern end and eastern edges of De Anza Point filling part of the Cove's west end are indicated on Figures 14a and 14b. , up to 150 feet out from the current shore. This would shift the SSA eastward by the same distance, allowing for a larger marsh area at the Rose Creek Outfall and a more concentrated development area. Different shoreline treatments will respond to the amount of tidal action and will focus on gently sloping, nature-based design solutions to the impacts of climate change, such as "living shorelines" with oyster reef colonies, shoreline structures that protect wetland plantings, and/or terraced access steps that allow adaption as sea level rises, as opposed to armored shorelines. Additional analysis will be required at the GDP or project-level to determine optimal designs that improve overall water quality through tidal flushing and flow of water and sediment from Rose Creek to habitat areas.

#### **56. Shoreline and Water Monitoring**

(No changes to Recommendation #56.)

## **VI. ENVIRONMENT**

(No changes to paragraphs 1 through 5)

### **THE NATURAL RESOURCE MANAGEMENT PLAN**

(Add third bullet point as follows:)

- Where appropriate, include biodiverse and native habitat plantings that support Monarch butterflies and other native pollinators – both nectar plants and host plants. Plantings should incorporate the primary larval host California native milkweed species, native milkweed, narrow leaf milkweed, along with showy, nectar-rich plants that attract adult Monarch butterflies and other pollinators. Where feasible, incorporate signage to interpret Monarch butterfly and native pollinator enhancement.

### **PUBLIC INTEREST AND CONCERN**

(No changes)

### **IMPROVING THE PARK'S WATER QUALITY**

(No changes)

#### ***Recommendations***

(No changes)

### **WATER QUALITY**

#### **a. Watershed Planning**

(No changes)

#### **b. Development**

(No changes)

#### **c. Hydromodification**

(No changes)

#### ***Recommendations***

(No change to Recommendations #57 through #62 and #64)

**63. New Tidal Channels:** As part of Dr. Dorman's study, opening channels through Fiesta Island and De Anza Cove was also evaluated. Tidal simulations conducted on a scaled model of the Park revealed that the Fiesta Island channel only marginally improved water circulation; the De Anza channel was more effective and shaping of landforms in new wetlands could include a low zone to allow high-tide flood-stage flushing across De Anza

~~point. The De Anza channel should therefore be pursued as part of the De Anza SSA redevelopment.~~ The Fiesta Island channel should be pursued only if the need to create eelgrass beds outweigh its capital cost and if proven technically feasible. Geotechnical studies should be conducted for all proposed channels to assess their feasibility.

## **WETLAND HABITAT**

(No changes)

### **Recommendations**

(No changes to discussion, #65, ~~#67a, #67b~~, 68, 69)

#### **66. Wetland Location:**

(No changes to discussion, no changes to first four bullet points)

Accordingly, the following wetland areas are proposed:

- ~~Rose Creek outfall: 80+/- acres. In the De Anza Natural plan area, per Figure 14a, over 260 acres of wetlands is indicated, along with approximately 36.7 acres of Uplands (dune/sage) and buffers. The acreage of each of the specific habitats (upper and lower salt marshes, mudflats, tidal channels and uplands (dune/sage)) within the overall wetland and upland acreage of 261.8 acres will be informed by technical analysis as part of the future GDP process and shall support a healthy wetland habitat. This site requires the removal of Campland. Additionally, some further wetlands creation may be required is indicated as part of the De Anza Special Study Area De Anza Natural. Research suggests that as sea level rises, parts of the uplands/buffer areas will transition to wetlands. A wetland management plan shall be prepared in accordance with Recommendation 67b to assist in the ongoing management and maintenance of the newly restored wetlands to ensure their continued viability through forces such as sea level rise and climate change.~~

#### **67a. Mitigation Banking for Publicly Used Wetland:**

A mitigation bank will be established in Mission Bay for habitat in excess of immediate project needs. To aid in maximizing habitat mitigation banking credit for the proposed wetland development projects, the design will limit areas designated for public use (i.e., wildlife observation decks, boardwalks, and/or canoeing) to a small percentage of the total area. Buffer zones around specific public uses will be designated and a sliding scale for mitigation credit implemented for these zones. Prior to the allocation of any mitigation credits, consideration for City needs for essential public project mitigation requirements and/or Climate Action Plan goals will be given priority. If mitigation bank credits are pursued, criteria and an estimated time frame for successful wetland habitat restoration/creation will be established. The final mitigation banking program shall be

incorporated into the certified Master Plan as an amendment to the City of San Diego Local Coastal Program submitted to the Coastal Commission for approval.

(No change to second or third paragraphs.)

**67b. Wetland Location:**

Upon acceptance of a final wetland design by resource agencies, a wetland management plan will be developed for inclusion into as an implementation action of this Master Plan. The final Wetlands Management Plan shall be incorporated into the certified Master Plan as an amendment to the City of San Diego Local Coastal Program submitted to the Coastal Commission for approval. This management plan will include: provisions for appropriate agency consultation; criteria for maintenance activities, if needed; description of maintenance activities which may be required, including possible locations, equipment, personnel, methods, and means to minimize impacts to surrounding areas; and a monitoring and reporting program, including but not limited to, water quality testing (petroleum products and other toxins) at point of water entrance to wetland, within treatment marsh, and in Mission Bay; wildlife usage; presence of invertebrates; composition of vegetation; health of vegetation, particularly Spartina; general weather conditions; and statistics of usage in public use areas. A regular monitoring and reporting schedule will also be included in the Plan for the estimated establishment period and subsequent annual "bank accounting" statements to agencies (California Coastal Commission, California Department of Fish and Game, Regional Water Quality Control Board, U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers).

**SUBMERGED (BENTHIC) HABITAT**

(No changes)

***Recommendations***

(No changes to Recommendation #70)

**UPLAND HABITATS**

(No changes)

***Recommendations***

(No changes to Recommendations #71 and #72 )

**ENVIRONMENTAL EDUCATION AND RESEARCH**

(No changes)

### ***Recommendations***

(No changes to Recommendations #73 through #75)

## **VII. ACCESS AND CIRCULATION**

(No changes)

### **LAND USE GUIDANCE**

(No changes)

### ***Recommendations***

(No changes to Recommendations #76 and #77)

### **PARKING DEMAND**

(No changes to discussion)

### ***Recommendations***

(Change first paragraph in Recommendation 78 as follows)

**78. Use-Intensity and Vehicle-Occupancy Assumptions:** Given that over 80 percent of Park users regard picnic and grassy areas to be at least somewhat crowded on peak days (see Appendix D, Table 27) the current 50-person per acre average use intensity should be used as a practical maximum. This 50-person per acre average use intensity shall apply to the regional parkland and open beach uses in De Anza Cove.

**79. General Parking Demand:**

(No changes to the first two paragraphs)

Add the following:

Within the De Anza Natural area, parking will be included with the associated uses, per the parking standards in Recommendation 79 (for Regional Parklands), and for active recreation, parking requirements are per the *Consultants Guide to Park Design*, as published by the Parks and Recreation Department.

(No changes to Recommendations #80 through #82)

### **PARKING PROVISIONS**

Change first paragraph as follows:

Since ~~all~~ most of the new regional parkland is targeted for the southeast area of the Park, ~~all~~ most of the additional parking needs should be met in South Shores and Fiesta Island. Approximately 25 23.4 acres of regional parkland are anticipated in De Anza Natural, Figures 14a and 14b, and parking will be provided in the De Anza Natural area to support those uses. It is the intent of this Plan to maximize the utility of the land for recreation purposes. Therefore, the provision of new parking has been approached under the following criteria:

(No changes to bullet points.)

### ***Recommendations***

(No changes to Recommendations #83 through #86, and #89)

### **87 Curbside Parking:**

(No changes to first paragraph first four bullet points. Add the following bullet point)

- On easterly side of North Mission Bay Drive, east of the Mike Gotch Memorial Bridge, parking may occur as angled, back-in or otherwise, as determined in the General Development Plan process.

### **PUBLIC TRAM**

(No change)

### ***Recommendations***

(No changes to Recommendations #89 through #92)

### **SPECIAL SIGNAGE AND INFORMATION**

(No change)

### ***Recommendations***

(No change to Recommendation #94)

### **ROADWAY IMPROVEMENTS**

(No change)

## ***Recommendations***

(No changes to recommendations #94 through #98)

## **BICYCLE AND PEDESTRIAN PATHS**

(No change)

## ***Recommendations***

(No changes to recommendation #99 through #101, #103 and #104)

### **102. Key Linkage Improvements:**

(Remove the second and third bullet points)

- ~~• A pedestrian and bicycle bridge over Rose Creek, designed also to accommodate maintenance and emergency equipment. This bridge would allow Park users to conveniently circle the northern edge of the Park~~
- ~~• A raised path, or boardwalk, under the Ingraham Street Bridge at Crown Point Shores. The path would permit uninterrupted movement from Fiesta Bay to Sail Bay.~~

(Insert fifth bullet point)

- Explore the possibility of adding a pathway along the edge of the Kendall-Frost Marsh Reserve to separate bicyclists and micro-mobility users from narrow sidewalks and vehicular roadways and on-street parking.

## **VIII. SOUTH SHORES AND FIESTA ISLAND**

(No changes.)

## **IX. ART IN THE PARK**

(No changes.)

## **X. ECONOMICS**

(No changes.)

## **XI. IMPLEMENTATION**



(No change to first paragraph)

## IMPLEMENTATION CONSTRAINTS

### 1. **Former De Anza Trailer Resort;** ~~2003 Lease Termination Date.~~

(Change as follows)

~~The Trailer Resort contains over 500 separate leases with mobile home tenants. Prior to the start of the Master Plan Update, the De Anza Corporation was considering the redevelopment of the site into a hotel resort, which would have included the relocation of the tenants, as well as the creation of a 40-acre public park. However, a formal development proposal was not submitted. When and if the De Anza Corporation, or any other interested party, submits plans for part or all of the Study Area site, the City would review such proposals in accordance with the goals and objectives of this Plan, and the development criteria set forth for the De Anza Special Study Area, contained in the Land Use Section of this Plan. Development within De Anza Natural will be in accordance with the Land Use section, in particular, Recommendations #24 and #25.~~

### 2. **Campland on the Bay;** ~~2017 Lease Termination Date.~~

(Change as follows)

~~The De Anza Corporation also holds the Campland on the Bay lease. To meet overriding environmental and recreational objectives, this Plan suggests that "Campland" be relocated to the east side of Rose Creek as part of the De Anza Special Study Area.~~

~~Given the constraint imposed by the Trailer Resort lease termination date, it is not likely that the relocation of Campland to the De Anza Special Study Area site will occur prior to 2003, unless, of course, the lessee submits new redevelopment plans abiding by the SSA development criteria prior to this date.~~

~~A second possibility is for the lessee to effectuate Campland's relocation in 2003, following the abandonment of the Trailer Resort. At this time the lessee might have the impetus to renegotiate a new long-term lease, possibly east of Rose Creek, within the SSA.~~

~~The opposite scenario would be that the lessee chooses to remain in its present location through its lease termination date, at which time the property would revert to public use under the terms of the Kapiloff Bill (AB 447-1981). This would represent a 14-year delay in the implementation of the proposed wetland at the outfall of Rose Creek.~~

~~To implement the wetlands envisioned in De Anza Natural, the existing low-cost visitor accommodation facilities located on the west side of Rose Creek, which also includes~~

leaseholds on the east side of Rose Creek in the location of the RV park, will be removed. To account for the loss of low-cost visitor accommodation facilities, the De Anza Natural land-use plan provides low-cost visitor accommodation facilities in concert with proposed wetlands, uplands, and buffers within De Anza Cove to enhance a natural camping experience.

## **PRIORITIES**

(Change as follows)

With a \$170 million (1992 dollars) total implementation cost, of which only about \$90 million can be financed under the recommended incremental land lease revenue scenario (see Section X, Economics, Forecast Scenario B), a clear set of priorities should be established to guide the continuing development of the Park. Such priorities should seek to maximize short-term benefit for the least possible cost. The City agrees to prepare and complete, no later than 2 years from the effective certification of this LCP amendment, a capital improvement program for the development of significant public recreational facilities, including but not limited to, necessary infrastructure improvements at Fiesta Island and South Shores. This program will identify strategies for funding in addition to the mitigation funds (\$3.8 million) currently available for the recreational improvements. The capital improvement program will include a phasing component in order to ensure that the recreational improvements will be developed commensurate with new commercial development approved in the Park. The City agrees to make recreational improvements on Fiesta Island and South Shores the highest priority. In De Anza Natural, wetlands and uplands habitats are priorities to be designed and constructed in concert with the other land uses, such as active recreation. A future General Development Plan will study grading (cut, fill and dredging) and phasing of construction.

## **Recommendations**

(No changes to recommendations #143 through #148)